As an owner in a wonderful community made up of 31 quiet villages, do you want to run the risk of not being able to stop an unending series of weekly or even daily short-stay renters in the houses adjacent to you?

For the last nine months, because of a controversial new state law (SB 1350), virtually every luxury golf community in the Valley has faced that question.   And homeowners have told our HOA to protect the tranquil lifestyle into which we all have carefully chosen to invest.

Now is the time for Desert Mountain homeowners to make that decision.

BACKGROUND
Since the late 1950's, Scottsdale has discouraged the short-stay rental of homes within its boundaries in order to both protect the hotel industry and to prevent this city from becoming a haven of year-round party houses. How did they do that? By restricting homeowners from renting for shorter than 30 days by City ordinance. In January 2017, after lobbying efforts from Airbnb, state politicians passed a law prohibiting localities from banning short-stay rentals ... theoretically meaning that now, you could have 365 different occupants of the house next door to you ... every year**.**

Fortunately, our CC&R's have a remedy-clause which empowers us to modify them in order to limit short-stay rentals.

WHAT'S NEXT FOR DESERT MOUNTAIN?
Just like you, we HOA Board members are investors in the lifestyle of Desert Mountain. We are your neighbors and friends who volunteered to represent your best interests through thoughtful governance. Now, after months of research and discussions with peer-group HOAs, civic officials, and lawyers we conclude that communities like Estancia, Desert Highlands, DC Ranch and Grayhawk are doing it right by modifying or enforcing their existing CC&Rs that put limits on how homes can be rented in their neighborhoods.

Protections already exist at Desert Mountain in six of our 31 villages (Haciendas, Saguaro Forest, Cochise Geronimo, Lone Mountain II, Lost Star and Seven Arrows), representing almost 25% of the community with a 30-day minimum rental restriction.

As you may know, we have proposed an amendment to our CC&R's to generally limit rentals to no less than 60 days. However, the proposal includes a number of exceptions to the limitation. Here is a list of Questions and Answers to help explain how this proposed amendment would work:

Examples	Yes	No
Will my relatives be able to occupy my house when I'm not here?	X	
How about friends of my adult children?	X	

What about tourist-friends?	X
Bowl Game Guests? Holiday Guests?	X
Family Reunions? Golf Buddies? House/Pet sitters?	X
Can I rent my home to other Club Members?	X
Can I rent another home for Wedding Guests?	X
Can I rent my home to other DM property owners?	X
How about the Club's Marketing Program, can I rent my home to "prospects"?*	X
Will all of the above be permitted as Short-Stay rentals?	X
May I rent with Airbnb-type sites for 60+days?	X
Can I rent to non-club/non-property owners for less than 60 days?	X

*Providing the "prospect" fulfills certain obligations set forth by DMMA and DMCI

FINAL THOUGHT
Short-Stay Renting is a new phenomenon, presenting many unintended consequences. You'll learn about some of them in this article from the latest edition of PHOENIX MAGAZINE.
The time to act is now.

WE VALUE YOUR OPINION
While your Board believes it is in the best interest of our Community to adopt a restriction on short term rentals, we want to hear from you. Please Complete this very short survey (2 minutes or less) to help us better understand how you feel about precluding a carousel of non-acquaintance, short-stay renters from possibly establishing itself in your Village.

Take this survey

Thank you for your participation, your feedback is invaluable.

Sincerely,

Ryan Larson, President
On Behalf of the Desert Mountain Master Association
Board of Directors